

Land Use Amendment in Tuxedo Park (Ward 7) at 328 – 29 Avenue NE, LOC2023-0067

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 328 – 29 Avenue NE (Plan 2617AG, Block 49, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 259D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 328 – 29 Avenue NE (Plan 2617AG, Block 49, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 October 19:

“The following documents were distributed with respect to Report CPC2023-1074:

- A revised Cover Report; and
- A presentation entitled "LOC2023-0067 Land Use Amendment".”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential development of low height and medium density.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* and *North Hill Communities Local Area Plan*.
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Low Profile (M-C1) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-C1 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast community of Tuxedo Park, was submitted by Vera Architecture on behalf of the landowner, Han Da Ni, on 2023 March 21. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant hopes to achieve a density of eight units on this parcel in a contextually appropriate building form.

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The approximately 0.06 hectare mid-block site is located on 29 Avenue NE, west of Edmonton Trail NE. The site is currently developed with a single detached dwelling. Lane access is provided along the north and east sides of the site.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Tuxedo Park Community Association and visited homes within a 90-metre radius to discuss the application in person with residents. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 19 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- building height and associated shadowing and privacy concerns;
- increase in traffic and area congestion;
- lack of on-site and on-street parking;
- density/number of units;
- noise from construction and future occupants;
- potential lack of green space on parcel; and
- will not fit in with the existing community character.

No comments from the Tuxedo Park Community Association were received during the initial circulation. Administration contacted the Community Association to follow up and received an email of general support on 2023 October 11.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed M-C1 District would allow for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed M-C1 District would enable more efficient use of the land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 259D2023**
- 5. CPC Member Comments**
- 6. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform